



# 1Q24 EARNINGS RESULTS

MAY 8<sup>th</sup>, 2024

Investor Relations  
[ri@cury.net](mailto:ri@cury.net)



**CEO**



**Fabio Elias Cury**

**IRO**



**Ronaldo Cury**

**CFO**



**João Mazzuco, CFA**

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# Fabio Cury

CEO





## MESSAGE FROM MANAGEMENT



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# Ronaldo Cury

IRO, Institutional Relations and Real Estate Credit Officer

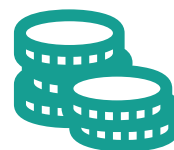




## OPERATING

1Q24

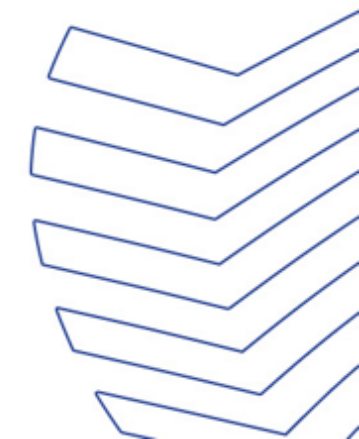
- **LAUNCHES:** R\$1,884.3 million
- **NET PRE-SALES:** R\$1,552.1 million
- **NET SOS:** 47.9%
- **OPERATING CASH GENERATION:** R\$17.1 million



## FINANCIAL

1Q24

- **NET REVENUES:** R\$837.4 million
- **ADJUSTED GROSS MARGIN:** 38.0%
- **NET INCOME:** R\$154.1 million
- **NET MARGIN:** 18.4%



LAUNCHES HIGHLIGHTS – SALES UPDATED UNTIL 05/06

Rio de Janeiro



Mirante Guanabara

Jan/2024  
 PSV R\$ 107 MM  
 Porto  
 87% sold

10 projects in 1Q24  
 PSV of R\$ 1,884.3 million

São Paulo



Yunes Park

Feb/2024  
 PSV R\$ 217 MM  
 South Zone  
 94% sold

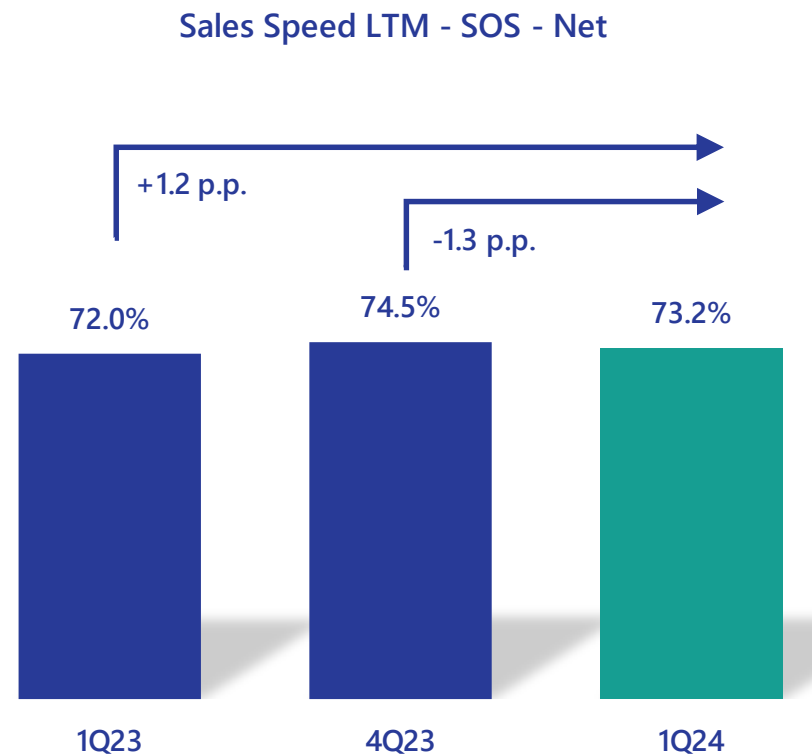
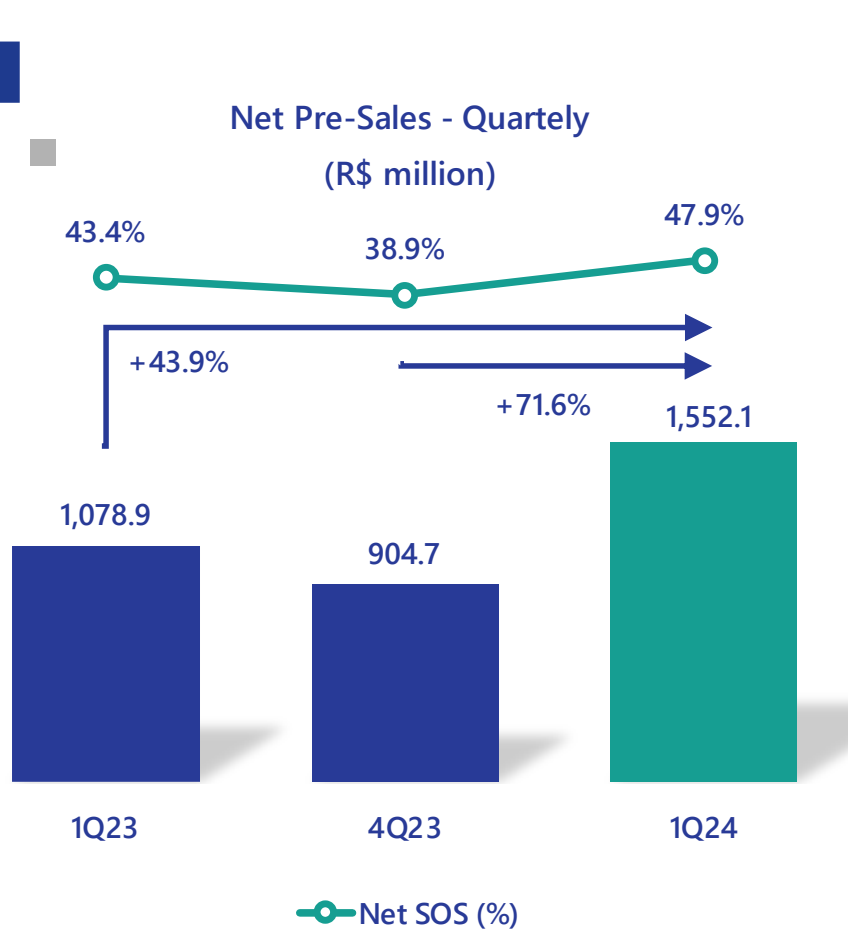


Live Campo Limpo

Mar/2024  
 PSV R\$ 176 MM  
 South Zone  
 100% sold

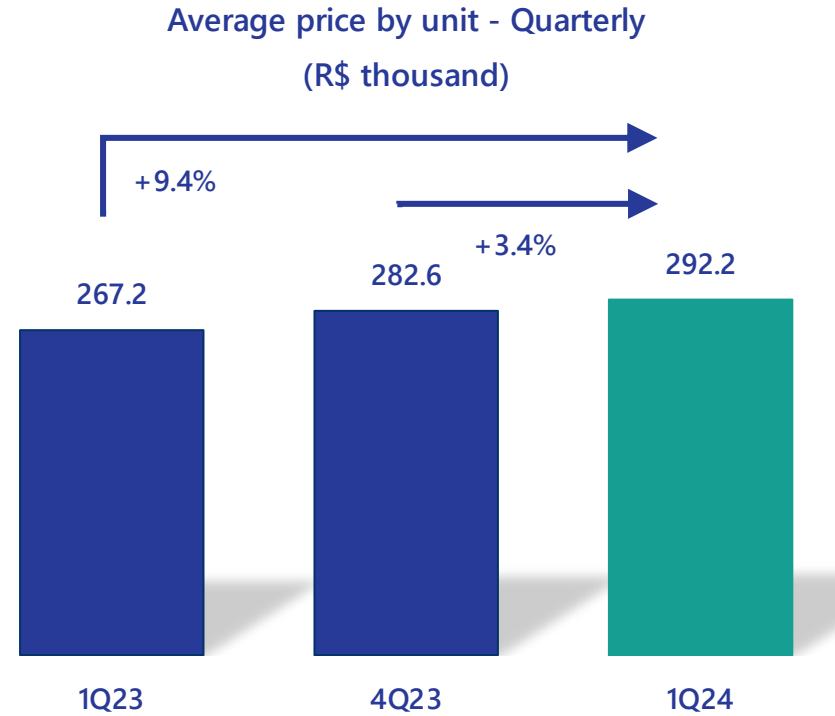
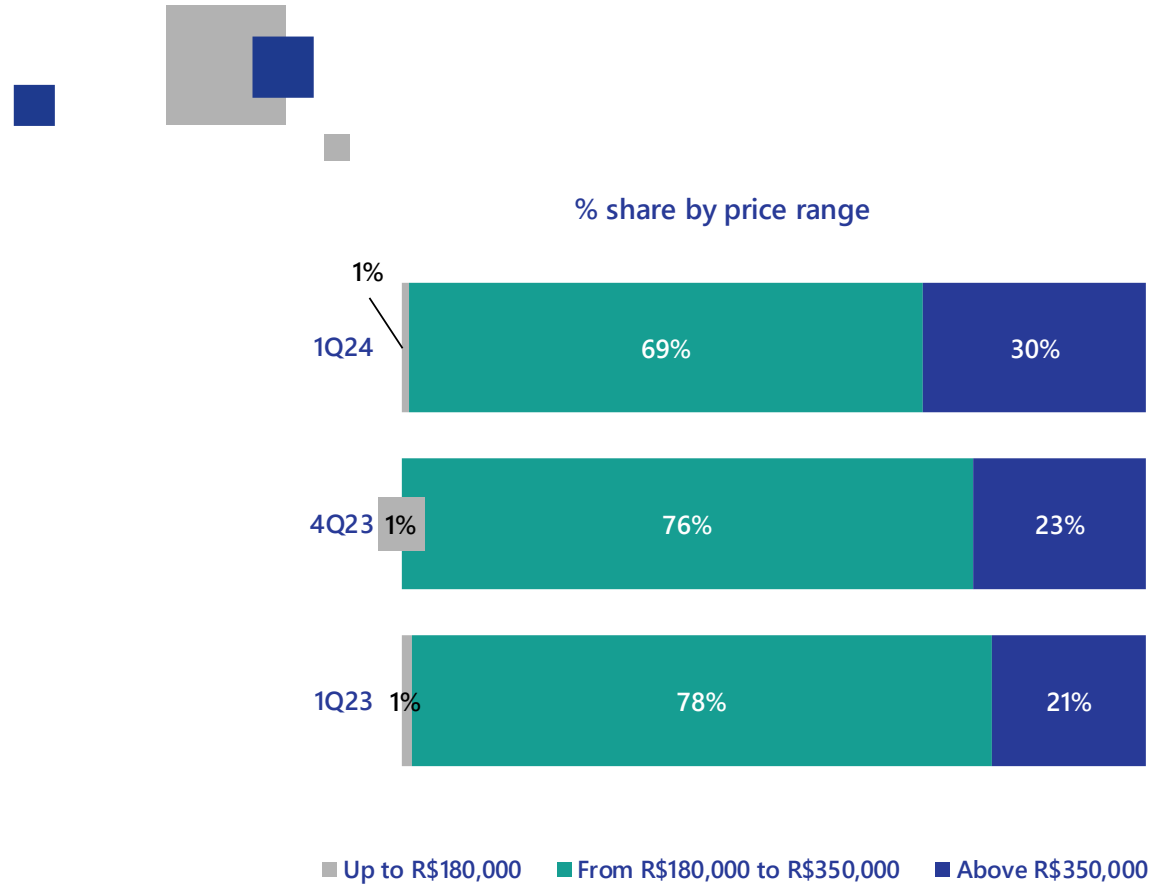


# OPERATING INDICATORS

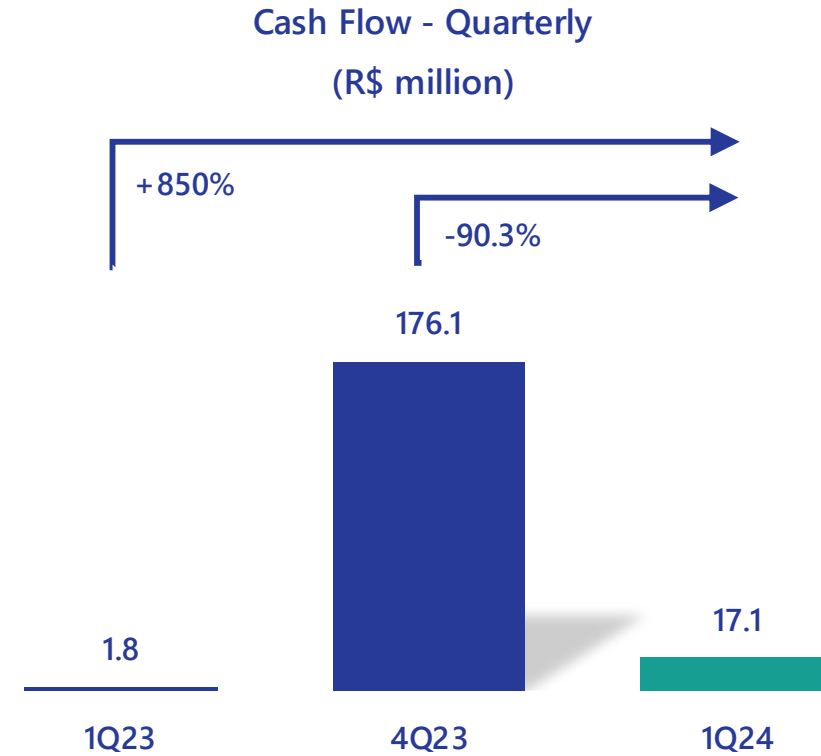
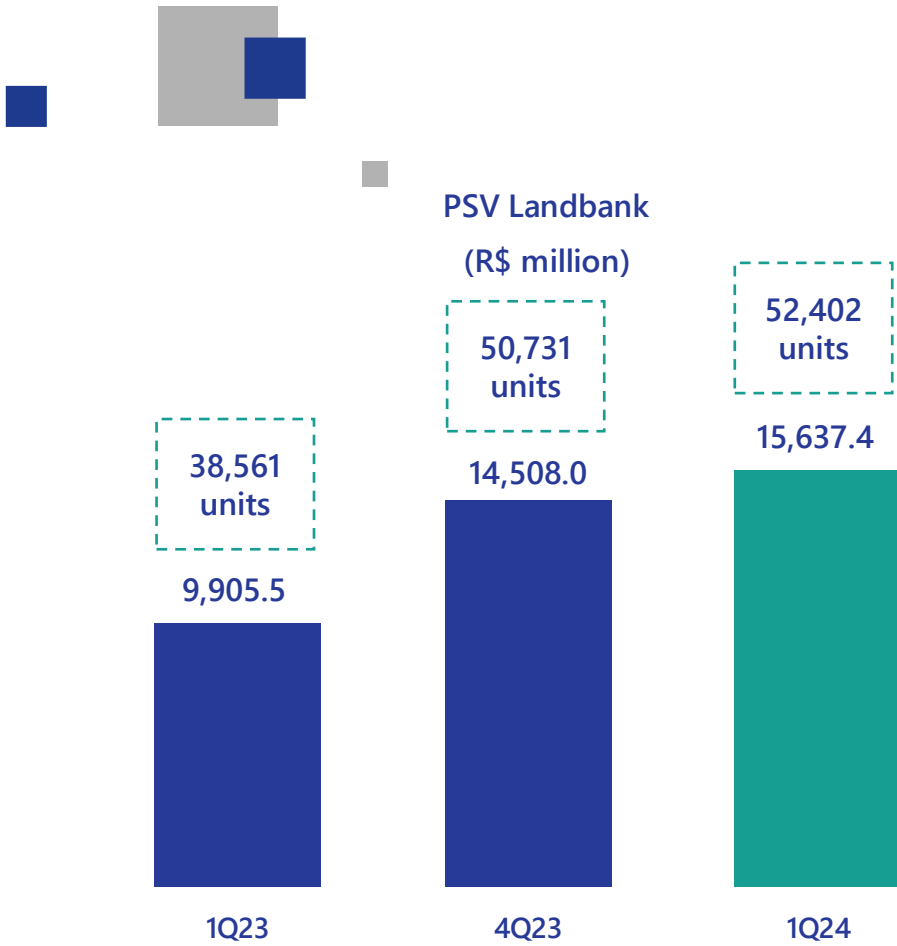


## OUR STRATEGY IN 2024

FOCUSED ON THE HIGH BRACKETS OF MCMV\* PROGRAM AND ONE BRACKET ABOVE



## OPERATING INDICATORS



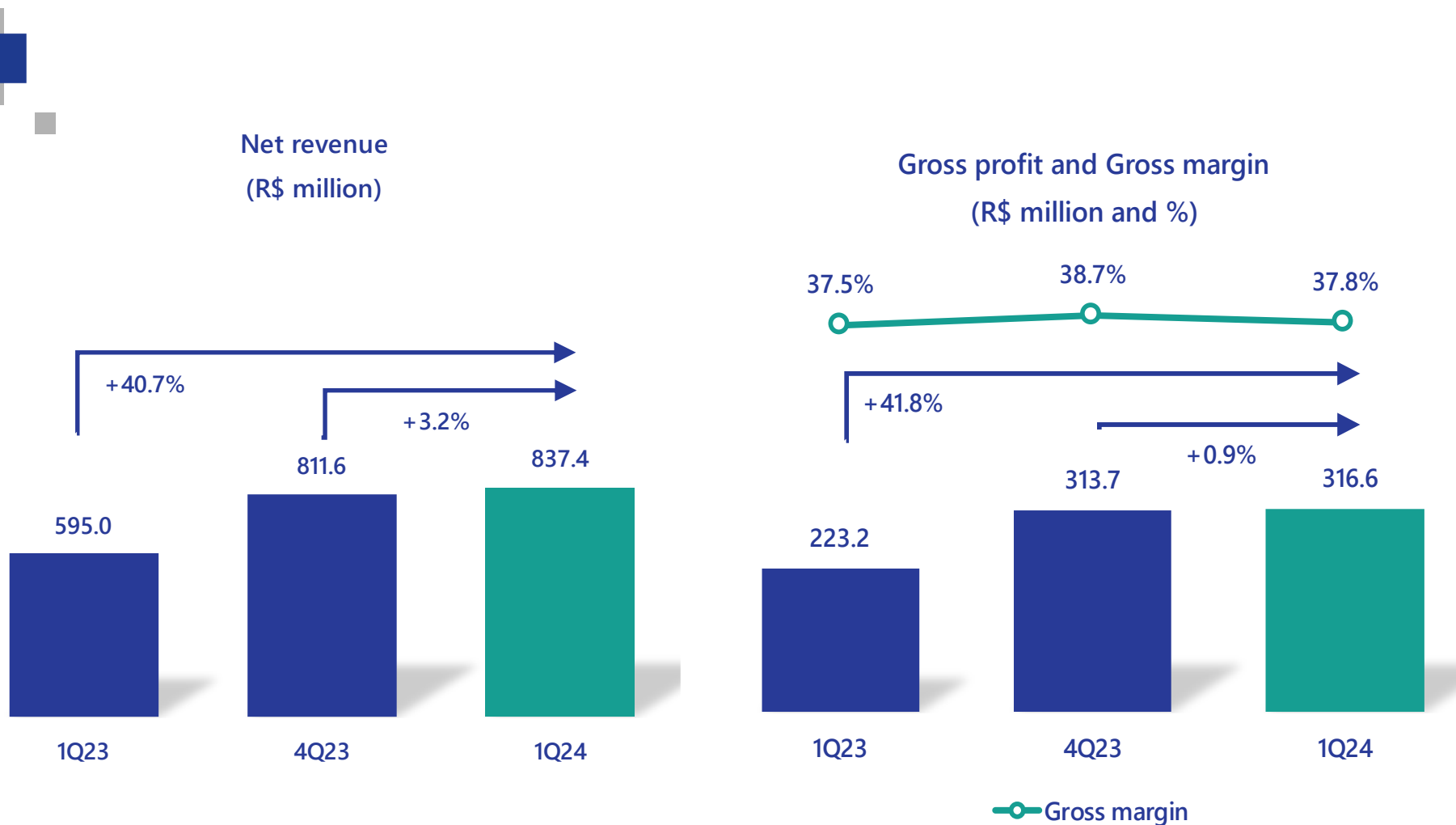


# João Mazzuco, CFA

CFO

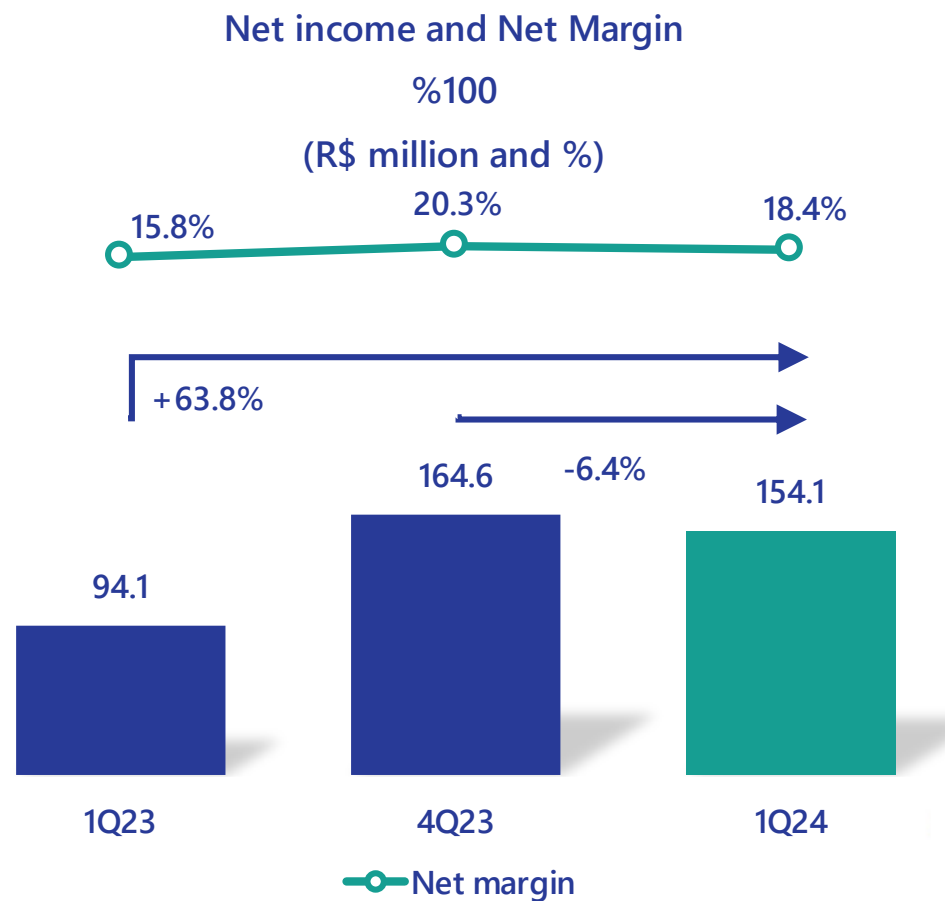
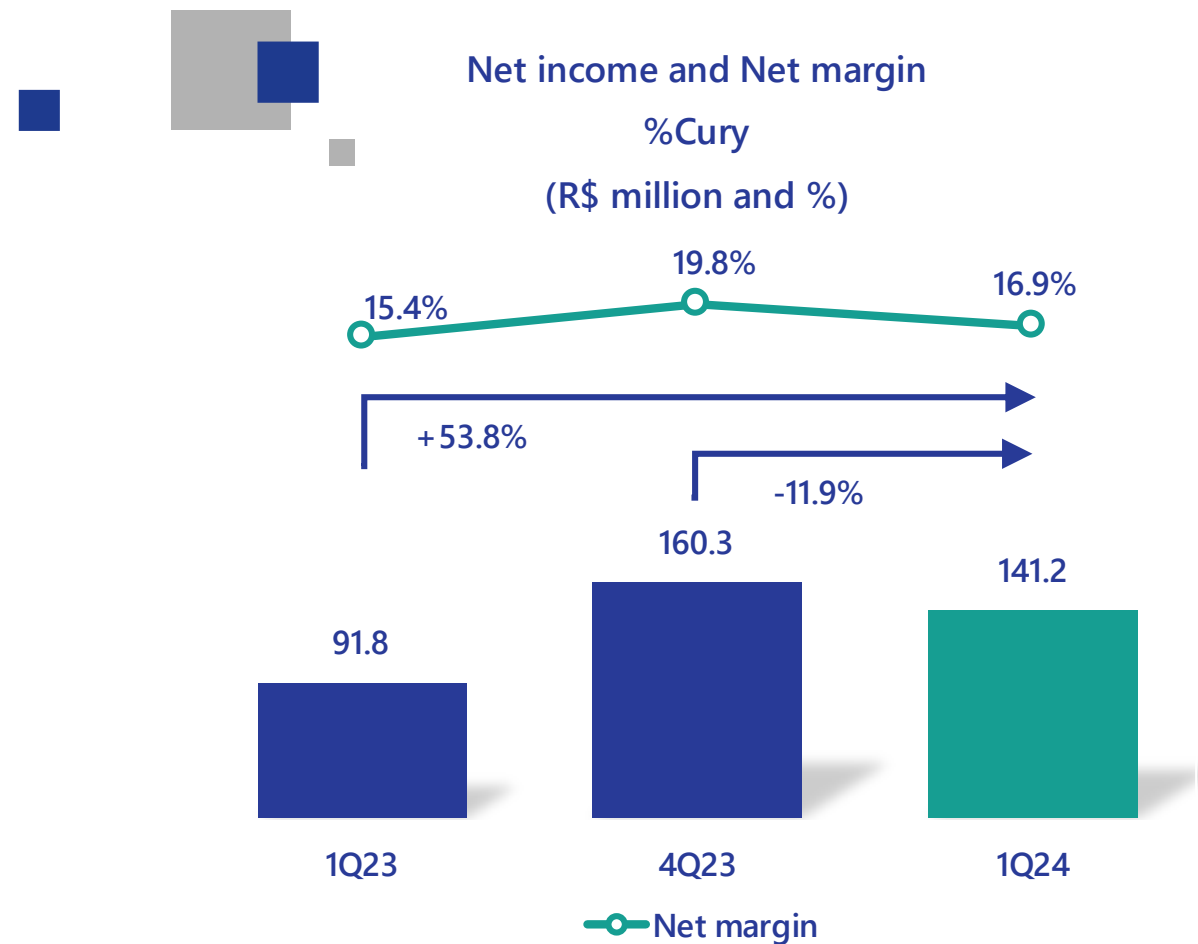


## FINANCIAL INDICATORS



Adjusted Gross Margin 38.0%

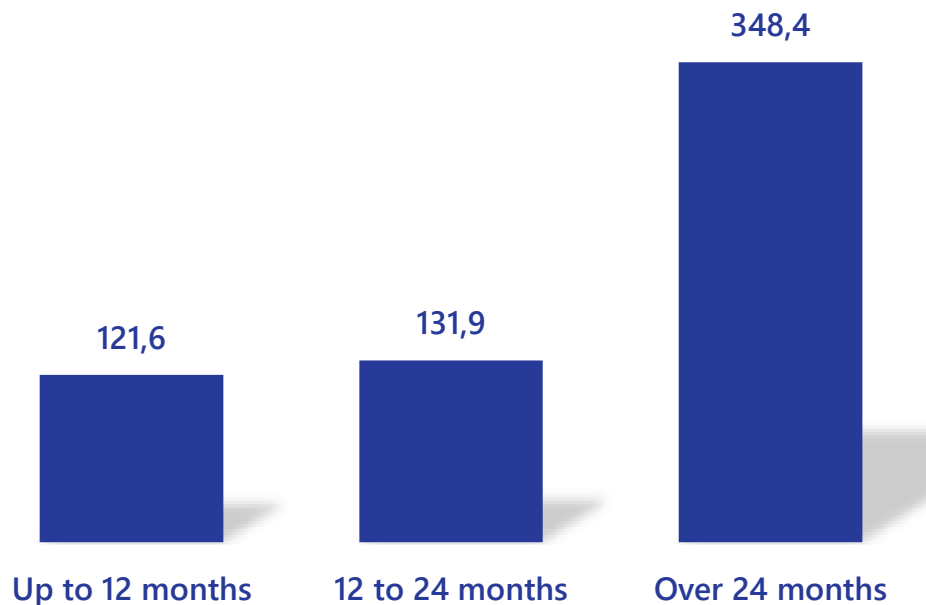
## FINANCIAL INDICATORS



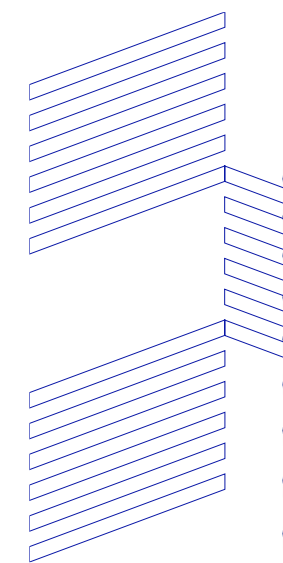
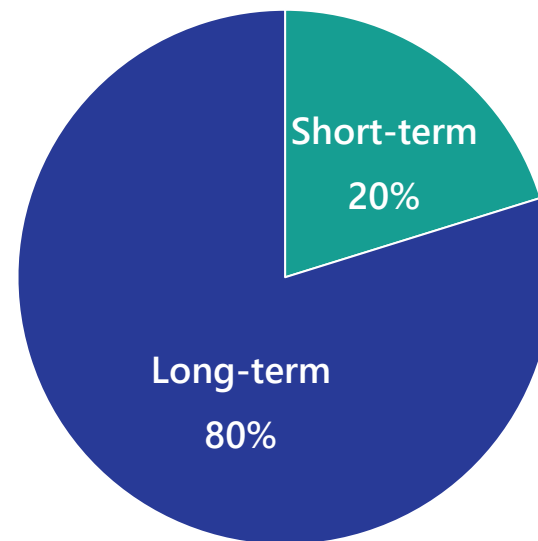
## FINANCIAL INDICATORS



Amortization schedule 12/31/2023  
(R\$ million)



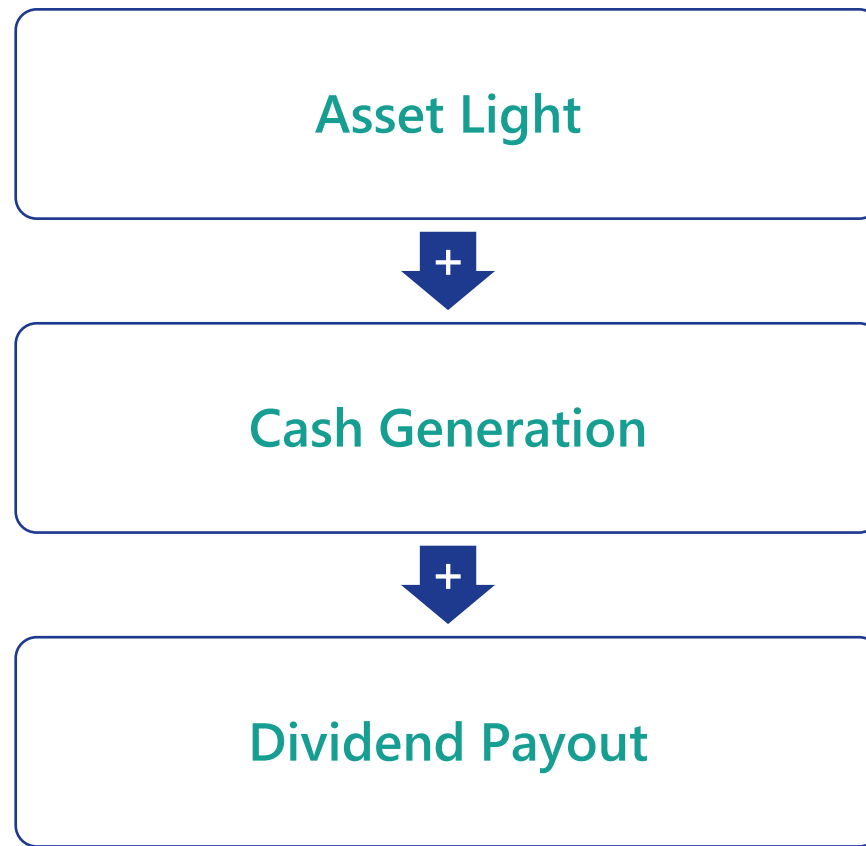
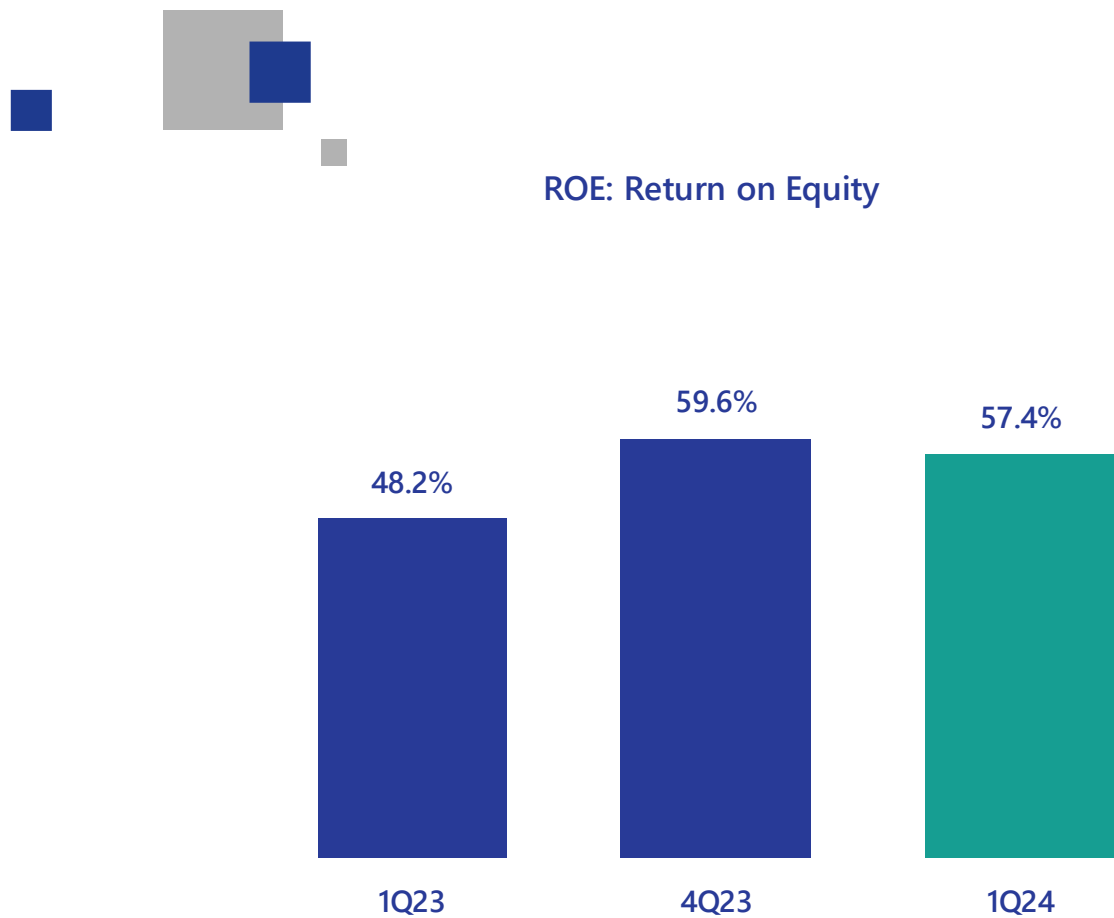
Debt profile  
03/31/2024



Gross Debt R\$601.9 million

Net Cash R\$409.8 million

## FINANCIAL INDICATORS



# Investor Relations

IR Officer: Ronaldo Cury

IR Manager: Nádia Santos

IR Analyst: Alice Vasconcelos

IR Analyst: Héricles Camargo

IR Intern: Liliane Brito

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**CURY** **ICON B3 IMOB B3 IBRA B3 SMLL B3**  
**B3 LISTED NM IGCT B3 IGCX B3 IGNM B3 ITAG B3**

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